

M I D W E S T L A N D G R O U P P R E S E N T S

KIOWA COUNTY HUNTING & INVESTMENT PROPERTY

117.16 ACRES IN KIOWA COUNTY, KANSAS



MidwestLandGroup.com



KIOWA COUNTY HUNTING & INVESTMENT PROPERTY

COUNTY: KIOWA | **STATE:** KANSAS | **ACRES:** 117.16

Located approximately 5.5 miles north of Greensburg, Kansas, this 117.16 +/- acre property offers a combination of recreational opportunities, established wildlife habitat, and annual income through the Conservation Reserve Program (CRP). Consisting of two tracts totaling 77.79 +/- and 39.37 +/- acres, the property features excellent stands of native grass, mature timber, and convenient county road access. The tracts are available for purchase individually or together, with the seller's mineral rights conveying.

The larger 77.79 +/- acre tract features a well-established shelterbelt along its southern boundary, consisting of mature elm, hackberry, Osage orange (bois d'arc), cottonwood, and catalpa trees. Additional timber follows a small drainage along the eastern portion of the property, while scattered trees are also present along the northern boundary. With woody cover along three sides, the property offers natural wildlife travel corridors and multiple potential hunting setups for varying wind directions. A shallow depression along the western portion holds water during wetter periods, providing an additional seasonal water source for wildlife. Numerous nearby center-pivots offer seasonal food sources, complementing the property's native grass and timber habitat. Blacktop county road frontage along

the western boundary and additional dirt road access from the south provide convenient access.

The 39.37 +/- acre tract lies approximately 0.3 miles east of the South Branch Rattlesnake Creek, a natural corridor providing seasonal water and extensive wildlife habitat. Its excellent stand of native grass offers valuable cover for whitetail deer, pheasant, quail, and other wildlife. Blacktop county road frontage along the eastern boundary provides convenient access, making this an appealing smaller recreational tract or addition to an existing landholding.

Both tracts are currently enrolled in CRP, providing established annual income while maintaining valuable grassland habitat. The larger tract has 68.04 acres enrolled through September 30, 2036, generating approximately \$2,625 annually, while the smaller tract has 38.89 acres enrolled through September 30, 2034, generating approximately \$1,218 annually. Combined, the properties produce approximately \$3,843 in annual CRP income, with 2025 property taxes totaling just \$55.25. Whether purchased individually or together, these tracts present an opportunity to own income-producing recreational land in an area known for its whitetail deer, pheasant, and quail hunting opportunities.



PROPERTY FEATURES

- Two tracts: 77.79 +/- and 39.37 +/- acres, offered together or separately
- Excellent stands of established native grass
- Quality whitetail deer, pheasant, and quail habitat
- Mature hardwood shelterbelt and additional timber
- Multiple hunting setups for varying wind directions
- Nearby irrigated cropland provides seasonal food sources
- Seasonal water-holding depression
- 0.3 miles from South Branch Rattlesnake Creek
- CRP contracts through September 2034 and 2036
- 106.93 CRP acres generating approximately \$3,843 annually
- 2025 property taxes: \$55.25
- Seller's mineral rights convey
- Blacktop frontage on both tracts; additional dirt road access
- 5.5 miles north of Greensburg, KS
- 35 miles from Pratt, KS
- 52 miles from Dodge City, KS
- 113 miles from Wichita, KS



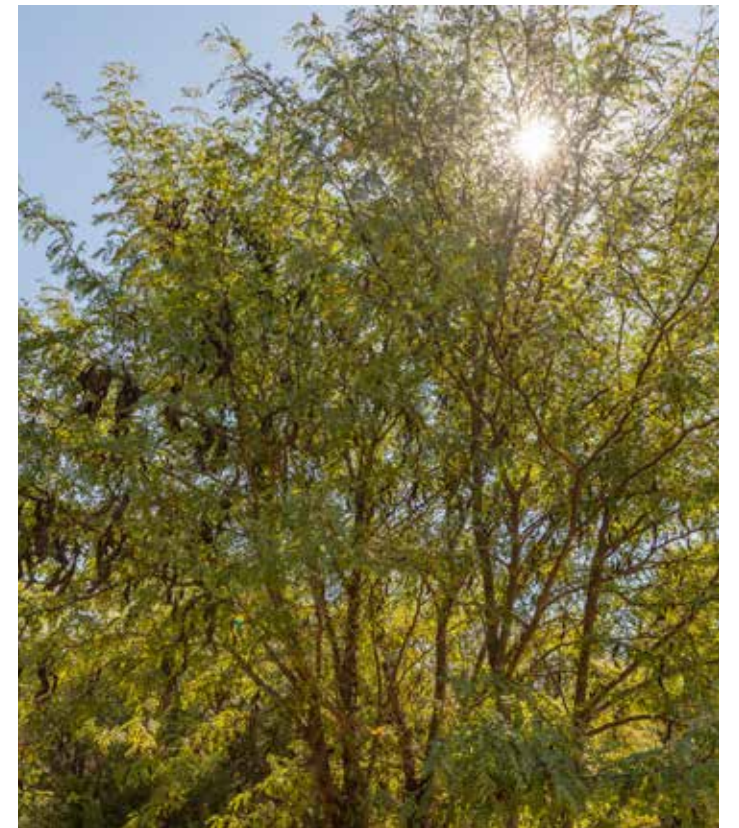
CONVENIENT ACCESS



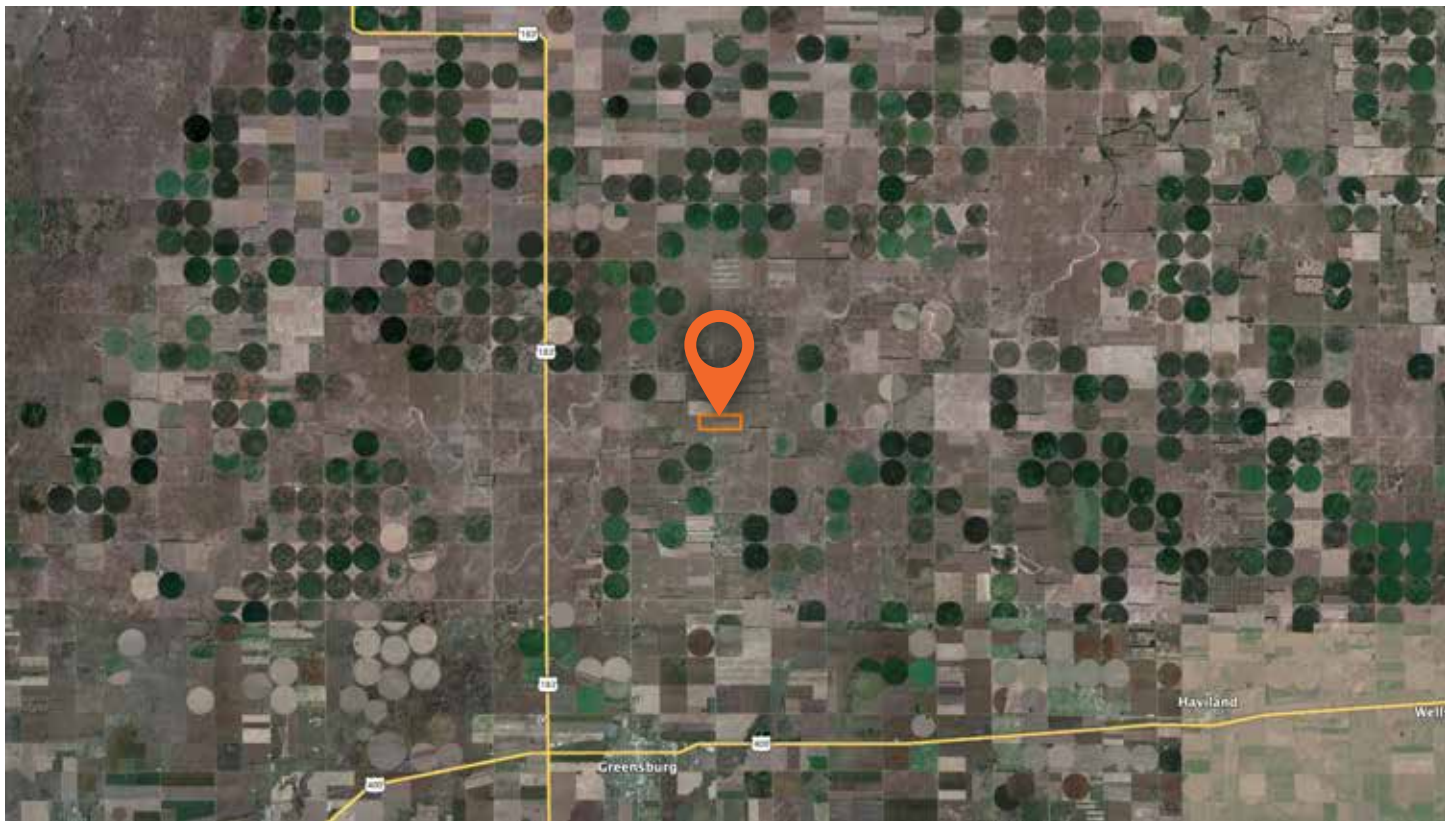


NATIVE GRASS AND TIMBER

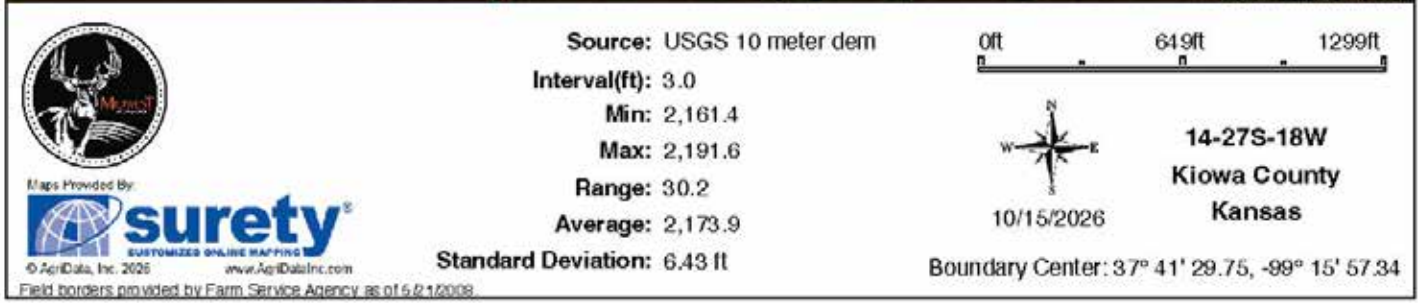
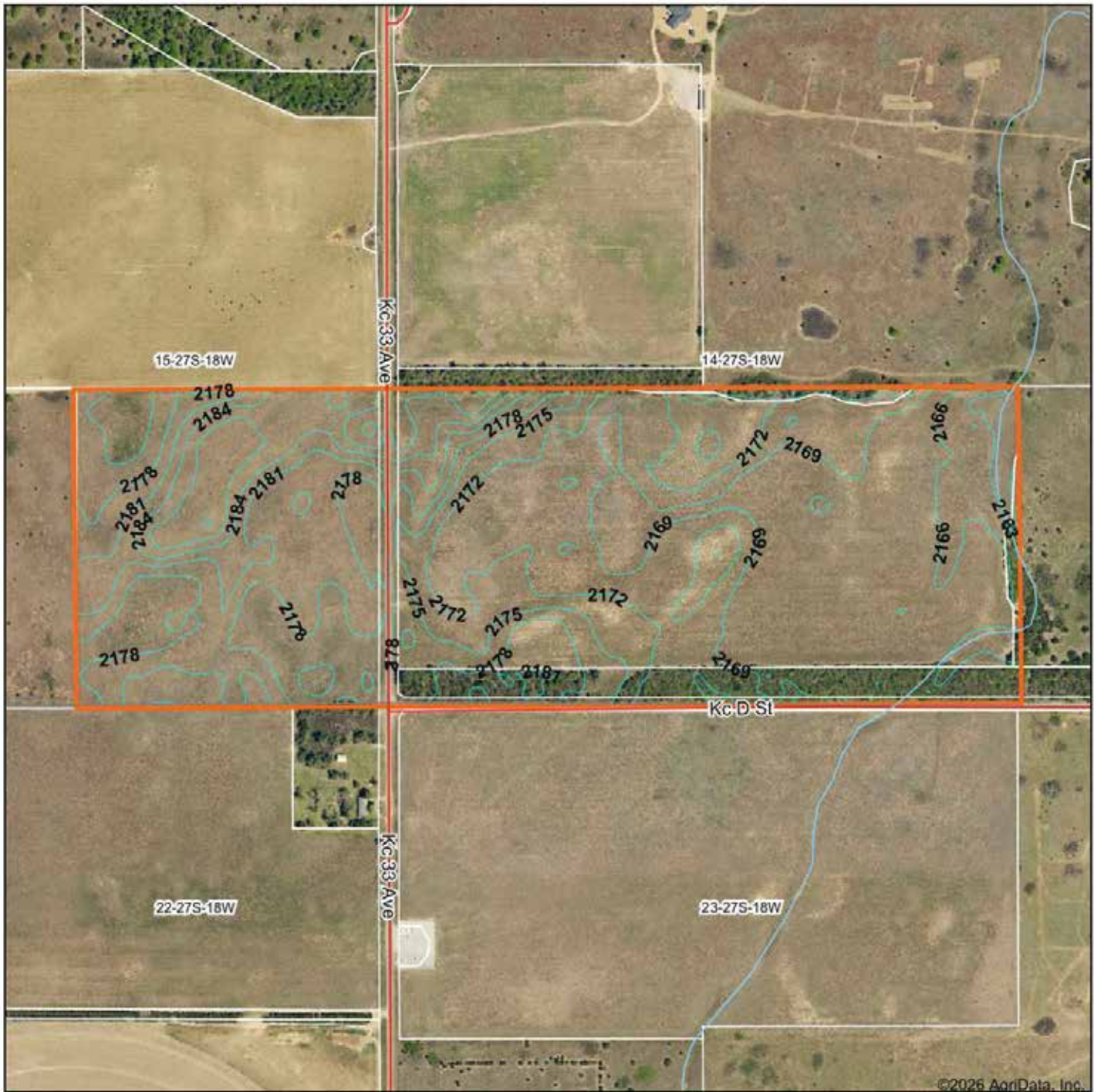
Consisting of two tracts totaling 77.79 +/- and 39.37 +/- acres, the property features excellent stands of native grass, mature timber, and convenient county road access.



AERIAL MAPS

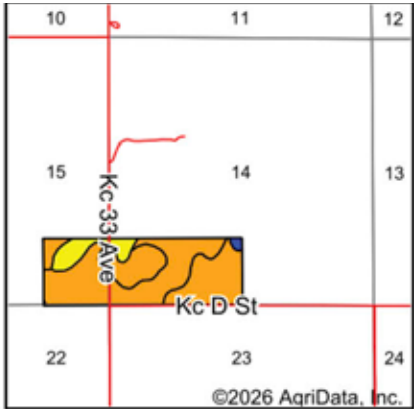
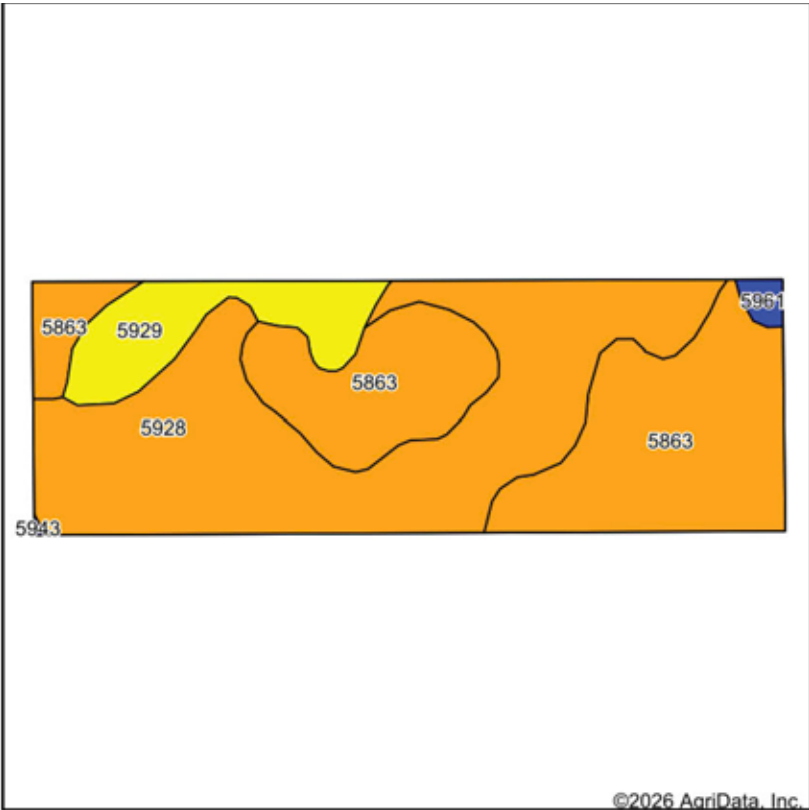


TOPOGRAPHY MAP



SOILS MAP

OVERVIEW MAP



State: **Kansas**
County: **Kiowa**
Location: **14-27S-18W**
Township: **Kiowa Rural**
Acres: **120.57**
Date: **10/15/2026**



Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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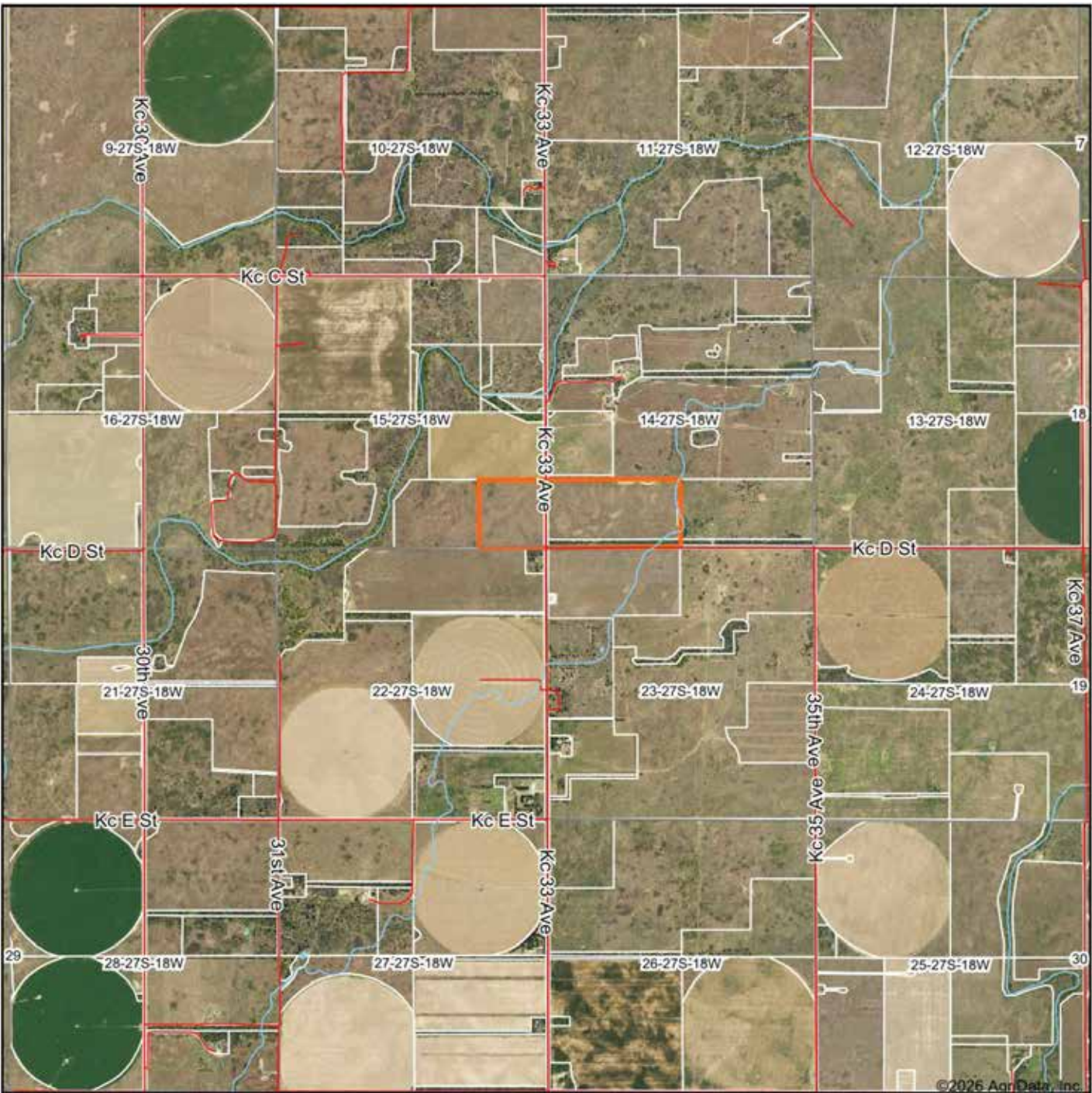


Soils data provided by USDA and NRCS.

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Area Symbol: KS097, Soil Area Version: 28												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
5928	Pratt loamy fine sand, 1 to 5 percent slopes	56.61	47.0%		IIIe	Ile	3020	33	33	31	30	14
5863	Attica loamy fine sand, 1 to 3 percent slopes	49.92	41.4%		IIIe	IIIe	3092	48	46	47	45	32
5929	Pratt loamy fine sand, 5 to 12 percent slopes	12.83	10.6%		IVe	IIIe	3005	33	32	30	29	13
5961	Solvay loamy fine sand, 0 to 2 percent slopes	1.14	0.9%		Ile	Ile	5750	50	49	45	50	32
5943	Saltcreek and Naron fine sandy loams, 0 to 1 percent slopes	0.07	0.1%		IIc	Iw	3040	57	44	49	57	22
Weighted Average					3.10	2.52	3074	*n 39.4	*n 38.4	*n 37.7	*n 36.3	*n 21.5

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method



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Field borders provided by Farm Service Agency as of 5/21/2008

Boundary Center: 37° 41' 29.75, -99° 15' 57.34

14-27S-18W
Kiowa County
Kansas

0ft 3053ft 6106ft



10/15/2026

AGENT CONTACT

Jake Ayers is a Land Agent with Midwest Land Group, serving Oklahoma, Kansas, and Texas. Raised on a family farm and ranch in Oklahoma, Jake developed an early appreciation for land stewardship and the role land plays in both production and long-term ownership. He holds a degree in Agribusiness from Oklahoma State University, providing a solid foundation in agricultural economics, land use, and rural property evaluation.

Now based in Harper, Kansas, Jake works with landowners, producers, and buyers across the region on agricultural, recreational, and multi-use properties. His approach is grounded in careful analysis, local market knowledge, and an understanding of how land performs beyond the listing details. He brings a practical, boots-on-the-ground perspective to every transaction.

Through hands-on experience farming, hunting, and managing land, Jake has developed a strong understanding of access, water, wildlife habitat, and long-term property potential. He is committed to clear communication, trusted representation, and straightforward guidance for clients buying or selling land throughout Western Oklahoma, South Central Kansas, and Texas.



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